



## RESIDENTIAL STRATA PROGRAM

### Summary of Insurance

**Name of Insured & Mailing Address:**

**The Owners of LMS3903 & LMS3912**  
c/o Rancho Management Services Ltd  
701 - 1190 Hornby Street  
Vancouver, BC V6Z 2K5

**Name of Broker & Mailing Address:**

**CMW Insurance Services Ltd.**  
700-1901 Rosser Avenue  
Burnaby, BC V5C 6R6  
Tel: 604-294-3301 Fax: 604-294-3003  
cmwinsurance.com

**Location of Risk:****The Owners of Strata Plan LMS3903**

188 Aquarius Mews, Vancouver, BC V6Z 2Y5  
198 Aquarius Mews, Vancouver, BC V6Z 2Y4  
1111 Marinaside Crescent, Vancouver, BC V6Z 2Y3  
1199 Marinaside Crescent, Vancouver, BC V6Z 2Y2  
189 Davie Street, Vancouver, BC V6Z 2X9

**Period of Insurance:**

June 17, 2010 to June 17, 2011  
Both dated to 12:01 am Standard Time at the address of the Insured.

**Total Premium:**

\$147,850.

*The following is for your reference only.*

*Please refer to your actual policy for a detailed description of coverages, conditions, limitations and exclusions.*

**A. PROPERTY**

Policy No. CMW M0473

Insurance Company:

Waiver of Subrogation:

Premium (Section A): \$136,046.

Form No. CMWMANU3/1/2010

Replacing Certificate No. CDN2543

As per Schedule of Subscribing Insurers attached

The Insurers rights of subrogation are waived against  
Rancho Management Services Ltd

Section	Limits of Liability	Description of Coverages
A	\$116,279,000.	Property of Every Description
A	Not Covered	Business Interruption

**Conditions:**

All Risks of direct physical loss or damage to property described at Location of Risk shown above.

Basis of Loss Settlement – Replacement Cost including by-laws.

Extended Replacement Cost subject to an appraisal being filed with the Insurers and dated within 12 months prior to the effective date of the policy. Failing to do so, the policy shall be subject to Stated Amount Co-insurance. The Sum Insured limitation under Clause 5. Extended Replacement Cost is amended to read 110%.

**Special Conditions:**

Property additions, alterations and repairs are subject to a limit of 15% of the Sum Insured, with a maximum of \$500,000. Coverage is not provided for any additions, alterations or repairs which are in excess of this sub-limit unless reported to and specifically agreed to by Insurer(s) prior to the commencement date.

**Deductibles:**

All Losses \$5,000. except: Water Damage \$10,000.; Sewer Back-up \$10,000.; Residential Glass Breakage \$250.; Commercial Glass Breakage \$1,000.; Master Key \$1,000.; Earthquake 10% of the value of the building(s) involved in the loss (minimum \$250,000.); Flood \$25,000.; Loss or damage caused by Illegal Drug Activity as defined under Standard Conditions \$50,000.

**Loss Payable To:**

The Condominium Corporation, subject to the Strata Property Act or similar statute in the province of jurisdiction

*The above conditions are provided for Strata Plan LMS3912 and Strata Plan LMS3903 inclusive.*

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE



# Summary of Insurance

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**Name of Insured:** The Owners of LMS3903 & LMS3912  
c/o Rancho Management Services Ltd

**Period of Insurance:** June 17, 2010 to June 17, 2011  
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## **B. BOILER & MACHINERY**

Deductible: Premium (Section B): \$5,062.  
Insurance Company: Please refer to Policy No. 4162833  
Loss Payable: \$2,500. except \$5,000 Chiller Units  
GCAN Insurance Company  
To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

Waiver of Subrogation: The Insurers rights of subrogation are waived against  
Rancho Management Services Ltd.

Section	Limits of Liability	Description of Coverages
B	\$116,279,000.	Comprehensive Boiler & Machinery
B	Not Covered	Gross Rents
B	Included	\$100,000. Extra Expense

*The above conditions are provided for Strata Plan LMS3912 and Strata Plan LMS3903 inclusive.*

## **C. GENERAL LIABILITY**

Master Policy No. 501177358  
Insurance Company: Premium (Section C): \$4,196.  
Certificate No. CMW L0456  
Intact Insurance Company  
400-2955 Virtual Way  
Vancouver, BC V5M 4X6

Deductibles (Section C): \$1,000. Bodily Injury and Property Damage Each Event  
\$10,000. Limited Pollution Liability

Additional Named Insured: Rancho Management Services Ltd  
for their management of LMS3903 & LMS3912

Section	Limits of Liability	Description of Coverages
C	\$10,000,000.	Each Occurrence Limit
C	\$10,000,000.	General Aggregate Limit
C	\$10,000,000.	Non-Owned Automobile Coverage
C	\$10,000,000.	Personal Injury and Advertising Injury Liability
C	\$10,000,000.	Products - Completed Operations, Aggregate Limit
C	\$10,000.	Medical Payments
C	\$250,000.	Tenants Legal Liability
C	\$1,000,000.	Limited Pollution Liability
C	\$300,000.	Employers' Liability Extension
C	\$50,000.	Voluntary Compensation Extension (2/3 of Employee's Weekly Wage, but not exceeding \$500 per week)
C	\$300,000.	Employee Benefits – Aggregate Limit
C	\$300,000.	Employee Benefits – Each Employee

*The above limits and conditions are provided for Strata Plan LMS3912 and Strata Plan LMS3903 inclusive.*

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

**CMW**

# Summary of Insurance

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**Name of Insured:** The Owners of LMS3903 & LMS3912  
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## **D. PROFESSIONAL LIABILITY**

Master Policy No. 501148987 (Section D1):  
Master Policy No. 501148986 (Section D2):  
Insurance Company:

Premium (Section D): \$2,285.

Certificate No. CMW D0179

Certificate No. CMW E0179

Intact Insurance Company

400-2955 Virtual Way

Vancouver, BC V5M 4X6

Deductible (Section D1):

Nil

Deductible (Section D2):

\$1,000.

Additional Insured (Section D1):

With Respect to Discrimination Defense Costs Only:

Rancho Management Services Ltd

Name of Insured (Section D2):

Rancho Management Services Ltd

Section	Limits of Liability	Description of Coverages
D1	\$5,000,000.	Directors & Officers Liability (Errors & Omissions) Per Wrongful Act and Annual Aggregate
D1	\$10,000.	Discrimination Defense Costs Per Unsuccessful Action or Complaint
D1	\$25,000.	Discrimination Defense Costs - Annual Aggregate
D2	\$2,000,000.	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

*The above limits and conditions are provided for Strata Plan LMS3912 and Strata Plan LMS3903 inclusive.*

## **E. CRIME**

Master Policy No. 501177358  
Insurance Company:

Premium (Section E): \$261.

Certificate No. CMW L0456

Intact Insurance Company

400-2955 Virtual Way

Vancouver, BC V5M 4X6

Deductible (Section E):

\$500.

Section	Limits of Liability	Description of Coverages
E	\$5,000.	Broad Form Money and Securities, Loss Inside and Outside Premises
E	\$25,000.	Employee Dishonesty Coverage - Form A, Commercial Blanket Bond

*The above limits and conditions are provided for Strata Plan LMS3912 and Strata Plan LMS3903 inclusive.*

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## **SCHEDULE OF INSURERS**

### **Section A. PROPERTY**

Policy No. CMW M0473

<u>Insurers</u>	<u>Interest</u>	<u>Premium</u>
Zurich Insurance Company Ltd.	65%	\$ 88,430.
ACE INA Canada	25%	\$ 34,011.
Catlin Canada Inc.	10%	\$ 13,605.
Total:	100%	\$ 136,046.

Date Issued: July 7, 2010

**E&OE** /CHR/AO

  
**CMW Insurance Services Ltd.**  
(Authorized Representative)